



£750,000 o.i.r.o.

3 The Elms, Ringmer, East Sussex, BN8 5EZ

**MANSELL
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Overview...

A rarely available spacious detached property which is situated in one of the villages most sought after private no through roads and boasts a larger than average southerly facing rear garden.

This super property offers spacious accommodation including an entrance hall with stairs to the first floor, a bright and generous triple aspect living room with double doors leading to a bright dining room and fitted kitchen which share the southerly aspect views over the garden. There is a further reception room /bedroom, w.c. and covered passage connecting to the garage with doors to the front and rear gardens.

Upstairs, the property offers three further bedrooms, all southerly facing and a family bathroom. Two of these bedrooms are larger than average doubles, one with an en-suite w.c.

Sitting on a larger than average plot, well set back from the road there is a sunny southerly facing garden, well stocked with an attractive patio area, vegetable plot and greenhouse.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- Front door, stairs to first floor with cupboard under, front aspect window, parquet wood block flooring.

W.C.- Low level w.c., front aspect window.

Living Room- A bright and spacious triple aspect room with windows overlooking the front and side of the property with sliding patio doors opening onto the rear garden, decorative flame effect fire with raised hearth, double doors to-

Dining Room- A lovely bright room with southerly facing double doors opening onto the rear garden, built-in cupboards, opening to-

Kitchen- Fitted with a range of white fronted wall and base units with solid wood work surfaces and tiled splash areas, inset single bowl single drainer sink with adjacent swan neck mixer tap, space for freestanding, slot-in cooker with gas point, spaces for tall fridge and freezer, undercounter space for dishwasher, rear aspect windows overlooking the rear garden, broom cupboard, door to-

Covered Passage- Doors to front and rear garden, door to garage.

Bedroom/Study- Front aspect window.

First Floor Landing- Airing cupboard.

Bedroom- A good size bright and sunny room with southerly facing window overlooking the rear garden, built-in cupboard, door to-

Ensuite W.C.- Fitted white suite comprising low level w.c. with concealed cistern, wash hand basin set in vanity unit with tiled splash area.





Property and Outside...

Bedroom- Another good size double bedroom with southerly facing window overlooking the rear garden, built-in cupboard and double wardrobe.

Bedroom- A double room with southerly facing window overlooking the rear garden, double wardrobe.

Bathroom- Fitted white suite comprising a panel enclosed bath with tempered glass screen, tiled surround, low level w.c., wash hand basin set in vanity unit, front aspect window.

OUTSIDE

Front Garden- The property is well set back from the road therefore offering a good size front garden mainly laid to lawn and well stocked with shrubs, pathway to the front door.

Driveway- to garage with parking for several cars.

Garage- Up and over door, rear aspect window and personal doors to the side covered passage and rear garden, power and light.





Outside & Location...

Rear Garden- A super bright and sunny southerly facing rear garden, larger than average and mainly laid to lawn with stocked flower and shrub borders, attractive area of paved patio, vegetable garden and greenhouse, outside tap and gated side access.

The Elms is a pretty and peaceful private close on the south side of Ringmer.

Ringmer is a picturesque village flanked by the South Downs National Park, situated just a short distance from the historic town of Lewes.

The village offers a parade of independent shops, including a butcher, café, bakery as well as a Morrisons which is also home to the village post office. Two popular pubs also serve the village.

The local schools include both primary and secondary and Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall where there is also a local library.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes, and plenty of footpaths offer direct access to walks along the South Downs.

Tenure - Freehold

Gas central Heating - Double Glazing.

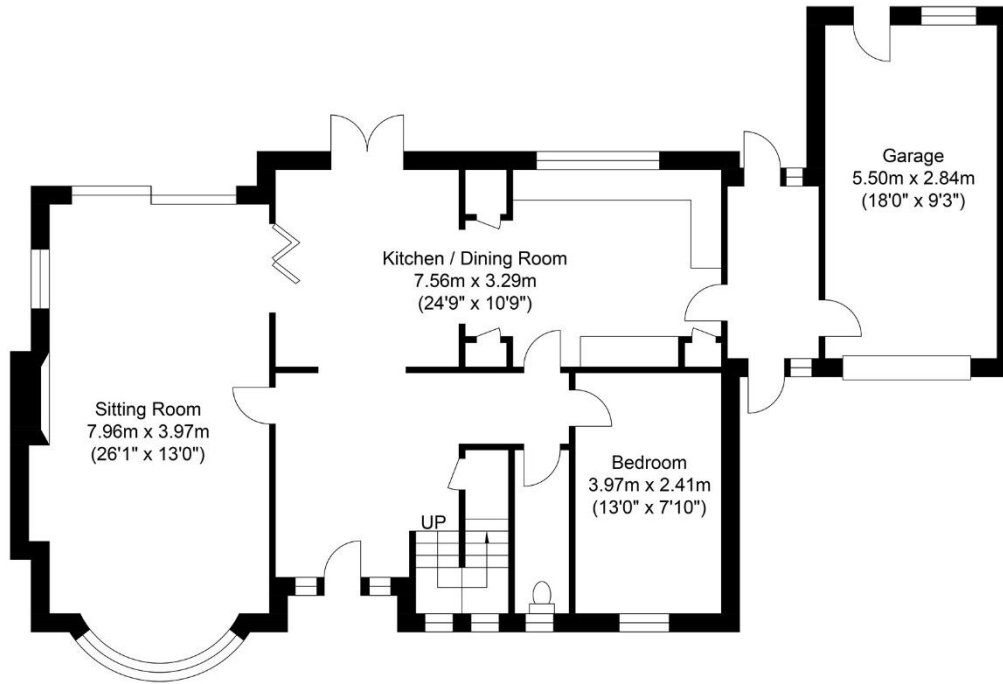
EPC Rating - E (Expired)

Council Tax Band - F

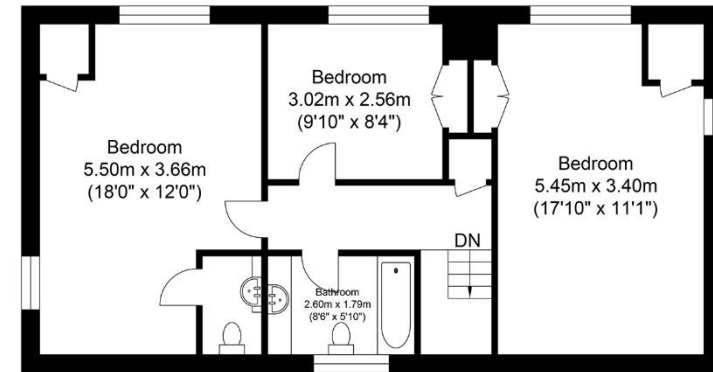
Private Residents Association Fee - currently £50 per annum.

Under the terms of the estate agency act 1979 (Section 21) we declare the vendors of this property are relatives of a Mansell McTaggart employee.





Ground Floor
 Approximate Floor Area
 1077.89 sq ft
 (100.14 sq m)



First Floor
 Approximate Floor Area
 642.60 sq ft
 (59.70 sq m)

Approximate Gross Internal Area (Including Garage) = 159.84 sq m / 1720.50 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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